



TREASURE VALLEY

ADA, ADAMS, BOISE, CANYON, ELMORE, GEM, OWYHEE, PAYETTE, VALLEY, & WASHINGTON COUNTIES

EMPLOYMENT TRENDS

The Boise City Metropolitan Statistical Area's (MSA) seasonally adjusted unemployment rate for June 2004 was 4.6 percent, as shown in Treasure Valley Table 1. This was four-tenths of a percentage point above the May 2004 rate of 4.2 percent, and one half of a percent below the June 2003 rate of 5.1 percent. From June 2003 to June 2004, the number of employed persons increased by 9,600, a 4.1 percent increase. The number of unemployed persons decreased by 800, a 6.5 percent drop, creating a net increase in the *Civilian Labor Force* of 8,900 individuals for a 3.6 percent increase from June 2003 through June 2004. The *Civilian Labor Force* figures for June 2004 for all ten counties in Southwest Idaho are shown in Treasure Valley Table 2.

During June 2004, *Nonfarm Payroll Jobs* in the Boise MSA increased by 700 jobs, or three-tenths of a percentage point increase from May 2004. From June 2003 to June 2004,

Treasure Valley Table 2: June 2004 Seasonally Adjusted Labor Force Figures for Southwest Idaho Counties				
	Civilian Labor Force	Number Unem- ployed	Percent Unem- ployed	Number Employed
Ada	181,402	7,282	4.0	174,121
Adams	1,635	260	15.9	1,375
Boise	2,842	159	5.6	2,682
Canyon	72,044	4,357	6.0	67,687
Elmore	9,424	614	6.5	8,811
Gem	5,361	371	6.9	4,991
Owyhee	4,431	91	2.1	4,340
Payette	9,313	757	8.1	8,557
Valley	4,154	298	7.2	3,856
Washington	4,107	426	10.4	3,681
Statewide	706,394	35,489	5.0	670,905

Treasure Valley Table 1: Boise MSA Labor Force & Employment
Ada and Canyon Counties

	Jun 2004*	May 2004	Jun 2003	% Change Last Month	% Change Last Year
INDIVIDUALS BY PLACE OF RESIDENCE					
Seasonally Adjusted					
Civilian Labor Force	253,400	252,500	244,600	0.4	3.6
Unemployment	11,600	10,700	12,400	8.4	-6.5
% of Labor Force Unemployed	4.6	4.2	5.1		
Total Employment	241,800	241,800	232,200	0.0	4.1
Unadjusted					
Civilian Labor Force	257,000	253,500	248,000	1.4	3.6
Unemployment	11,400	10,300	12,200	10.7	-6.6
% of Labor Force Unemployed	4.4	4.1	4.9		
Total Employment	245,600	243,200	235,800	1.0	4.2
JOBS BY PLACE OF WORK					
Nonfarm Payroll Jobs**	239,800	239,100	230,600	0.3	4.0
GOODS-PRODUCING INDUSTRIES					
	48,300	47,200	45,600	2.3	5.9
Natural Resources & Construction					
Manufacturing	17,300	16,700	16,100	3.6	7.5
	31,000	30,500	29,500	1.6	5.1
Durable Goods	24,000	23,600	22,400	1.7	7.1
Wood Product Manufacturing	1,700	1,700	1,800	0.0	-5.6
Fabricated Metal Products Mfg.	1,400	1,300	1,400	7.7	0.0
Machinery Manufacturing	1,100	1,100	1,200	0.0	-8.3
Computer & Electronic Manufacturing	15,100	15,000	14,300	0.7	5.6
Transportation Equipment Mfg.	1,600	1,600	1,700	0.0	-5.9
Other Durable Goods	3,100	2,900	2,000	6.9	55.0
Nondurable Goods	7,000	6,900	7,100	1.4	-1.4
Food Manufacturing	5,200	5,200	5,400	0.0	-3.7
Printing & Related Support Activities	700	700	800	0.0	-12.5
Other Nondurable Goods	1,100	1,000	900	10.0	22.2
SERVICE-PROVIDING INDUSTRIES					
	191,500	191,900	185,000	-0.2	3.5
Trade, Transportation, & Utilities					
	45,800	45,400	44,000	0.9	4.1
Trade	38,600	38,200	37,100	1.0	4.0
Wholesale Trade	10,200	10,000	10,200	2.0	0.0
Wholesalers, Durable Goods	6,500	6,300	6,500	3.2	0.0
Wholesalers, Nondurable Goods	2,800	2,800	2,900	0.0	-3.4
Retail Trade	28,400	28,200	26,900	0.7	5.6
Food & Beverage Stores	4,500	4,500	4,100	0.0	9.8
General Merchandise Stores	6,200	6,200	5,800	0.0	6.9
All Other Retail Trade	17,700	17,500	17,000	1.1	4.1
Transportation, Warehousing, & Utilities	7,200	7,200	6,900	0.0	4.3
Utilities	600	600	600	0.0	0.0
Transportation & Warehousing	6,600	6,600	6,300	0.0	4.8
Information	4,200	4,100	3,900	2.4	7.7
Telecommunications	1,500	1,500	1,300	0.0	15.4
Financial Activities					
	13,200	13,100	12,600	0.8	4.8
Finance & Insurance	9,700	9,700	9,300	0.0	4.3
Real Estate & Rental & Leasing	3,500	3,400	3,300	2.9	6.1
Professional & Business Services					
	34,600	34,100	32,200	1.5	7.5
Professional, Scientific, & Technical	11,000	10,800	10,400	1.9	5.8
Management of Companies & Ent.	5,600	5,500	5,600	1.8	0.0
Administrative & Support & Waste Mgmt.	18,000	17,800	16,200	1.1	11.1
Educational & Health Services					
	29,500	30,200	28,300	-2.3	4.2
Educational Services	1,600	2,100	2,100	-23.8	-23.8
Health Care & Social Assistance	27,900	28,100	26,200	-0.7	6.5
Hospitals	9,600	9,800	9,200	-2.0	4.3
Leisure & Hospitality					
	21,700	21,300	20,800	1.9	4.3
Arts, Entertainment, & Recreation	3,300	3,100	3,100	6.5	6.5
Accommodation & Food Services	18,400	18,200	17,700	1.1	4.0
Accommodation	2,000	1,900	2,000	5.3	0.0
Food Services & Drinking Places	16,400	16,300	15,700	0.6	4.5
Other Services	7,000	6,900	6,800	1.4	2.9
Total Government					
	35,500	36,800	36,400	-3.5	-2.5
Federal Government	5,900	5,700	5,600	3.5	5.4
State & Local Government	29,600	31,100	30,800	-4.8	-3.9
State Government	12,300	13,600	12,700	-9.6	-3.1
State Government Education	3,100	4,100	3,300	-24.4	-6.1
State Government Administration	9,200	9,500	9,400	-3.2	-2.1
Local Government	17,300	17,500	18,100	-1.1	-4.4
Local Government Education	10,900	11,100	10,600	-1.8	2.8
Local Government Administration	6,400	6,400	7,500	0.0	-14.7

* Preliminary Estimate

**Full- or part-time jobs of people who worked for or received wages in the pay period including the 12th of the month

Nonfarm Payroll Jobs experienced a gain of 9,200 jobs, or 4.0 percent. Month-over-month, *Goods-Producing Industries* gained 1,100 jobs—600 in *Natural Resources, Mining & Construction* and 500 in *Manufacturing*. *Durable Goods Manufacturing* added the majority of the 500 new jobs in *Manufacturing*. *Fabricated Metal Product Manufacturing* and *Computer & Electronic Product Manufacturing* each added 100 new jobs. The remaining 300 jobs were in *Other Durable* and *Other Nondurable Goods Manufacturing*. Year-over-year, *Goods-Producing Industries* increased by 5.9 percent adding 2,700 jobs; 1,200 were in *Natural Resources, Mining & Construction*. *Manufacturing* accounted for the remaining 1,500-job increase. *Durable Goods Manufacturing* gained 1,600 jobs while *Nondurable Goods Manufacturing* lost 100 jobs from June 2003 to June 2004. *Computer & Electronic Product Manufacturing* significantly contributed to the increase in *Goods-Producing Industries* jobs over the year by adding 800 new jobs after large losses in prior years. *Other Durable Goods Manufacturing* added the largest number of the new jobs in the manufacturing industry with a year-over-year increase of 1,100 new jobs. Job losses were noted in *Wood Product Manufacturing* (-100 jobs), *Machinery Manufacturing* (-100 jobs), *Transportation Equipment Manufacturing* (-100 jobs), *Food Product Manufacturing* (-200 jobs), and *Printing & Related Support Activities* (-100 jobs). *Service-Providing Industries* experienced a loss of 400 jobs between May and June of 2004. This is a seasonal decline as schools closed for the summer. Other sectors of the *Service-Providing Industries* enjoyed employment gains over the month, however. One such sector was *Trade, Transportation, & Utilities*, which added 400 new jobs in June 2004, a 0.9 percent increase, all in the *Trade* industry. The growth was divided equally between *Retail Trade* and *Wholesale Trade*. *Information* also posted an employment increase in June from May of 2.4 percent, or 100 new jobs. *Financial Activities* posted a gain of 100 jobs in the *Real Estate Rental & Leasing* sector. *Professional & Business Services* experienced an increase of 500 jobs from May to June. Year-over-year, the sector increase 7.5 percent, adding 2,400 jobs. In the *Professional & Business Services* industry, employment gains were realized in *Professional, Scientific, & Technical Services*, (200 jobs), *Management of Companies & Enterprises*, (100 jobs), and *Administrative & Support & Waste Management Services* (200 jobs). *Administrative & Support & Waste Management* added 1,800 of the 2,400 jobs created in *Professional & Business Services* growing by 11.1 percent year-over-year. Job losses were noted in *Education & Health Services* as schools let out for the summer. Em-

ployment in *Education & Health Services* lost 700 jobs in from May to June 2004, but when compared to June 2003 this industry grew by 4.2 percent adding 1,200 new jobs. *Hospitals* declined in June dropping by 200 jobs, but made up 400 of the 1,200 jobs gained in the last year in the *Education & Health Services* industry. *Leisure & Hospitality* also experienced a large gain in employment from May to June of 1.9 percent, or 400 new jobs; year-over-year, the sector grew by 4.3 percent, or 900 jobs. Most of the gain in this industry occurred in *Accommodation & Food Services*, which added half of the monthly gain in *Leisure & Hospitality* and 700 of the 900 new jobs added since June 2003. The government sector lost 1,300 jobs month-over-month. This is a seasonal decline due to schools closing for summer vacation. This is illustrated by declines in jobs in *State Government Education* and *Local Government Education* of 1,000 and 200 jobs, respectively.

AREA DEVELOPMENTS

Boise City MSA

- Air traffic at the Boise Airport totaled 258,616 passengers in June 2004. That is a 6.0 percent increase over the June 2003 number of 242,875 total passengers. Departures, arrivals, and landings were all up by 7.0, 6.0, and 3.0, respectively. The total number of passengers traveling through the Boise Airport during the first six months of 2004 was 1,337,040, or 3.0 percent higher, than the 1,304,145 passengers recorded during the first six months of 2003.
- Construction has started on a Golden Corral restaurant in Nampa near the Edwards Theatre complex. The Golden Corral is a buffet restaurant featuring an all-you-can-eat sirloin steak option as well as serving 14 protein items each night. The Golden Corral is scheduled to open in early November.
- The City of Nampa will soon be receiving a federal grant worth \$915,566 to help with costs of renovating an empty office building that will be used to assist victims of domestic violence. The vacant city-owned office building at 1303 Third Street South will be converted into Nampa's Family Justice Center. The center may open as early as October.
- Construction on the Idaho State Historical Society library and office addition is expected to begin in August 2004. The \$4.2 million project, located on Penitentiary Road, should take about

one year to complete and will be called the Idaho History Center.

- The Boise Towne Square Mall has announced expansion plans scheduled to begin in January 2005. The 30,000-square-foot expansion will include more retail spaces as well as an anchor restaurant. Other improvements will include increasing the food court seating from 525 seats to 850 seats and redesigning the main entrance. There will be no business closures in the mall during construction.
- Construction has begun on a second location for the Ram Restaurant and Brewery. Vertical Construction of Boise is building the \$750,000 project. The new 7,000-square-foot Ram, to be located at the corner of Eagle Road and Pine Avenue, is scheduled to open in December and will employ about 100 people.
- Meridian will be the site of a Lowe's home improvement store by March 2005. The new store will be located at the corner of Ustick and Eagle Roads, and will employ 175 people. This new store will be approximately 169,000-square feet and cost \$18 million to build. The site for the store has already been cleared and construction is scheduled to begin in August.
- Nagel Beverage, Southwest Idaho's bottler and distributor of Pepsi products, is moving its operations to Nampa from Boise. The business is moving to a 250,000-square-foot plant and office complex next to Amalgamated Sugar that is currently under construction; it is expected to be complete by April 2006. The distribution center is scheduled to be complete in November and operations should begin there in January 2005. Construction of production facilities and office space is scheduled to start in mid-2005.
- Temporary staffing agencies are reporting an upswing in business. Beginning last fall and continuing since, some temporary staffing agencies are reporting a 50 percent increase in business since last year. Employers are hiring employees through these staffing firms in a broad range of industries throughout the economy.
- Matterhorn, a Caldwell based novelty ice cream manufacturer, has teamed up with Devine Foods of Philadelphia and devised a process that replaces the butter fat in ice cream bars with whole grains. The new ice cream bars are lactose free, fat free, have low cholesterol, high fiber, and use small amounts of sugar instead of an artificial sweetener. The bulk of Matterhorn's revenue comes from making products for stores to market under their own brands, including Costco's Kirkland Signature Series. They also make products for Weight Watchers and Kroger. Matterhorn was started in 1983 and moved to Idaho from out of state in the mid-1990s.
- A new Marriott Residence Inn is currently under construction across from the Boise Towne Square Mall. The hotel will have 104 rooms and should be finished by late 2004 or early 2005.
- Keller Williams Realty, which sells both residential and commercial property in Ada and Canyon Counties, is set to begin construction in August on a new office building. Dave Evans Construction will build the new 17,000-square-foot facility at a cost of \$2 million. Keller Williams plans on expanding from its current 210 real estate agents to 275 by the end of the year. Keller Williams has been adding approximately 10 agents a month over the last few months.
- Moxie Java International has started construction of a new 8,600-square-foot corporate headquarters and distribution center in Garden City. Construction should be completed in November. Contractor Dave Evans Construction is building the facility on three quarters of an acre for an estimated \$1 million. Moxie Java cafes are located in 16 states and three locations in Japan.
- Washington Mutual has announced plans to close three commercial banking branches in Treasure Valley; one each in Boise, Nampa, and Caldwell. The closures will take place between August 20 and October 29.
- The Nampa airport has announced construction plans to relocate half of the taxiway to accommodate larger airplanes. This project is expected to begin in August and the Federal Aviation Administration is paying for 95 percent of the \$1.2 million cost. The improvements will allow the Nampa airport to accommodate planes with wingspans of up to 79 feet, up from its current maximum of 49 feet.
- Boise Cascade Corp. has sold its timber and paper assets to a private firm in Chicago for approximately \$3.2 billion in cash, a transaction that should be completed by November. The

move will allow the company to focus its efforts on distribution of office products around the world. Boise Cascade will also change its name to OfficeMax, an office product retailer that Boise Cascade bought last year. The now privately owned timber and paper manufacturing business will remain in Boise and will bear the name Boise Cascade LLC.

Gem County

- Officials of Gem County and the City of Emmett have signed an agreement allowing sewer waste from the Shadow Butte Industrial Park to be treated at the Emmett Sewer Treatment Plant for the next 25 years. This agreement allows infrastructure work needed for the industrial park to begin. Gem County received \$2 million from the Economic Development Administration, and was awarded a \$500,000 Community Development Block Grant from the Idaho Commerce & Labor. Gem County officials will use the money for infrastructure projects and creation of new living wage jobs in Gem County.

Elmore County

- The Senate Appropriations Committee recently approved the fiscal year 2005 military construction bill that includes \$39.3 million earmarked for Mountain Home Air Force Base. The money is intended to go to construction of new housing units, in this case 147 of them. The government plans to replace all housing units on base by fiscal year 2007.
- The Federal Energy Regulatory Commission has granted a new 30-year license to the C.J. Strike Dam. The 82,800-kilowatt dam is the largest of five Idaho Power dams recently given new 30-year licenses.

Valley County, McCall

- Ground has been broken in McCall on the East-West Loop which is a one and one-quarter mile stretch of road that will cross the Payette River and will connect the east and west sides of McCall. This project is expected to be finished in 2005.
- A contract was awarded to Masco Inc. of Boise to rebuild a large portion of East Lake Fork Road. The low bid was just over \$700,000 and construction is expected to be complete by September 1. Plans for this project include widening the road and installing bike paths.

- Construction has begun on replacing the Little Weiser Bridge. This bridge is being replaced as part of the Payette National Forest's Capital Improvement Program and to bring it up to federal transportation standards. The project will cost approximately \$204,000.
- Work has begun on replacement of the Grouse Creek Bridge near Burgdorf. The bridge, which is located about four miles east of Burgdorf and three miles north of Warren Wagon Road, was damaged in the Burgdorf fire of 2000. The bridge replacement will cost approximately \$109,000 and should be complete by September 23.
- Building permits in Valley County have continued to outpace the number of permits issued in 2003. Between January 1 and July 15 of 2004, the total number of permits issued was 17 percent more than the same time period in 2003.

Payette County

- Sommer Construction has begun work on sewer line extensions for two road construction projects in Fruitland. One project is beautification and widening of South Pennsylvania Avenue; the other is an extension of Kansas Avenue south to U.S. Highway 95. City construction crews are tentatively scheduled to begin adding a water main extension along Pennsylvania Avenue in August, and the widening of the street is expected to begin in September. Once the asphalt work starts the project is schedule to last six months. In addition to the widening plan, the Pennsylvania Avenue project will include bicycle paths, curbs and gutters, sidewalks and street lighting, all aimed at increasing bicycle and pedestrian safety. This project is being funded by an Idaho Transportation Department enhancement grant. The Kansas Avenue project is partially funded by a grant from the Local Highway Transportation Advisory Council. The grant is a Local Rural Highway Investment Grant worth \$100,000. This project should begin in August and be completed in October.

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